

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 9, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich.

ABSENT: Alderman Cowie (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledge the presence in the Council Chamber of students from Magee Secondary School, under the direction of their teacher, Mrs Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird

SECONDED by Ald. Sweeney

THAT the Minutes of the Special Council Meeting (Public Hearing) of November 27, 1975, together with the Minutes of the Regular Council Meeting of December 2, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Marzari

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESSRequest for License By-law Amendment

At its meeting on December 2, 1975, Council deferred consideration of a clause in the Manager's report (License and Claims Matters) dated November 28, 1975, regarding a request for an amendment to the License By-law, pending the hearing of a delegation as requested.

Mr. G.M. Evans, representing the owner of Krak-a-Joke Ltd., 855 Granville Street, addressed the Council requesting that Section 17(1) of the License By-law 4450 be rescinded. The Section deals with amusement devices and shooting galleries being operated after 12 o'clock midnight, and prohibits persons under eighteen from entering premises in which instruments or devices are kept.

The City Manager's report recommended that no action be taken on the request to rescind Section 17(1) of the License By-law.

MOVED by Ald. Boyce

THAT the submission made this day be received and the recommendation of the City Manager, as contained in his report of November 28, 1975, be approved.

- CARRIED UNANIMOUSLY

False Creek - Area 3,  
Proposed Rail/Truck Terminal  
for B.C. Hydro.

Council on November 25, 1975, when considering the matter of a proposed Rail/Truck Terminal for B.C. Hydro in False Creek - Area 3, deferred consideration of the matter, pending the hearing of delegations from various groups. The subject was contained in the report from the Standing Committee on Planning and Development of November 13, 1975.

The Council noted the following letters relating to the matter:

Chinese Cultural Centre and Chinese Historic Area  
Planning Committee, dated December 1, 1975;

B.C. Hydro, Land Management & Development Department,  
dated December 3, 1975;

Vancouver City Planning Commission, dated December 4, 1975;

A report from the City Manager, dated December 3, 1975, in which the City Engineer provided a status report on the Rail Rationalization and Urban Goods Movement Studies, and the Truck Study was also noted.

The City Engineer and Mr. Hickley, representing the Planning Department, spoke in explanation of this whole matter. Mr. Ran Iredale gave a comprehensive oral explanation of the background and ramifications of the proposal. Mr. Bing Tom and Mr. Joe Wai, representing the Chinese Community Groups, gave the view of their organization as contained in their letter of December 1, 1975.

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

False Creek - Area 3, Proposed  
Rail/Truck Terminal for B.C. Hydro. (Cont'd)

Mr. Nash, representing B.C. Hydro, also addressed Council in support of the Authority's position.

MOVED by Ald. Bowers

THAT the City accept 'in principle' the proposal presented this day by Mr. Ran Iredale with respect to the proposed Rail/Truck Terminal for B.C. Hydro on the understanding that written assurance will be received from B.C. Hydro in respect of its ten-year tenure, and that the alternate proposal of the right of way between the viaduct supports will be reviewed for further report to Council.

- (deferred)

MOVED by Ald. Marzari

THAT this whole matter be deferred until the first meeting of Council in January 1976, and in the meantime the City Manager report on:

- (a) The five objections stated in B.C. Hydro's letter regarding the alternative proposal of a road/rail right of way between the viaduct supports, presently being studied by Marathon Realty Co., Ltd., for the Provincial Government;
- (b) Acceptable confirmation of Rail Freight facilities being relocated after ten years;
- (c) Economics of transactions generally, from City's point of view.

- CARRIED

(Alderman Bowers opposed)

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The Council recessed at 4.00 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber, in open Council, at 4.25 p.m.

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Minaki Lodge - Lease Arrangements  
1138 Nelson Street.

On December 2, 1975, Council deferred consideration of a report on Lease Arrangements for Minaki Lodge, as contained in the Manager's Report (Property Matters) dated November 28, pending the hearing of a delegation as requested.

Mr. D. Angel, representing Loomis Holdings, addressed the Council speaking in support of the company's requests, which are detailed in the City Manager's report.

MOVED by Ald. Bowers

THAT the Supervisor of Property and Insurance report back on the minimum amount required to operate this building on a two-year lease basis, with an option to renew for a further one year; not necessarily bringing the building up to By-law standards.

- CARRIED

(Alderman Harcourt opposed)

DELEGATION AND STANDING COMMITTEE REPORT

Report of Standing Committee on  
Community Services.  
November 27, 1975.

Petition Opposing Neighbourhood Pub  
at 6069 West Boulevard. (Clause 1)

Council, on December 2, 1975, agreed to hear a representation with respect to a proposed Neighbourhood Pub at 6069 West Boulevard.

Pursuant thereto, Mr. Cullis, representing certain residents in the area, addressed Council speaking against the holding of a plebiscite.

Mr. McGarvie, representing the applicants, spoke in support of Council's decision of October 7, 1975, to conduct a petition plebiscite.

Another resident also spoke against locating a pub in the area, mainly because of traffic congestion and parking problems.

MOVED by Ald. Bowers

THAT the representations heard this day be received and, therefore, the pub plebiscite proceed, in accordance with Council's resolution of October 7, 1975.

(Ald. Boyce and Volrich opposed)

- CARRIED

DELEGATIONS, CITY MANAGER'S AND STANDING  
COMMITTEE REPORTS

Vancouver International  
Airport Expansion.

Council, on October 21, 1975, agreed to hear a delegation from the Community Forum on Airport Development and, in this regard, the Council noted a report of the City Manager, dated October 29, 1975, a letter from Transport Canada and a letter from the B.C. Aviation Council. In the City Manager's report, the Director of Planning detailed the problems and issues concerning Vancouver International Airport expansion. The letter from the Pacific Regional Administrator of Transport Canada suggested that a decision be withheld until the final report of the Airport Planning Committee is made public in mid-January 1976. The B.C. Aviation Council urged Council to postpone receipt of the delegations at this time, insisting that all members of the Airport Planning Committee be permitted to make a full representation.

Mr. E. R. Starling, on behalf of the Community Forum, addressed Council and submitted a brief in which the concerns of the group were detailed on Airport expansion, and also a concern that there be maximum participation by citizens.

MOVED by Ald. Harcourt

THAT the representations heard this day be received and Council agree to the holding of a Public Meeting after receipt of the Airport Planning Committee's final report;

FURTHER THAT the City Manager's report of October 29, 1975, and the communications referred to be received for information.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd)

U.N Conference -  
Financial Commitments  
and Police Costs.

On December 2, 1975, Council deferred consideration of a Manager's report dated November 28, 1975, on the City's financial commitments re the forthcoming U.N. Conference. Also deferred was a motion by Alderman Volrich - 'That Council not make any special provisions in next year's budget for police equipment required for the Conference'.

After giving further consideration to this matter, Alderman Volrich requested and received Council's permission to amend his motion of November 25, 1975, to read as follows:

MOVED by Ald. Volrich

THAT this Council not make any special provisions in the 1976 budget for extra costs of policing in connection with the Habitat Conference;

FURTHER THAT the Council confirm the understanding reached with the Federal Government, through the Minister of Urban Affaris, to the effect that the Federal Government will be assuming full responsibility for the projected costs and any additional costs that may arise.

- CARRIED

(Alderman Sweeney opposed)

The Council then considered the City Manager's report of November 28, 1975, and it was

MOVED by Ald. Volrich

THAT, in light of the Federal Government's position, Council confirm its commitment on the billboards and the City's continued involvement in the U.N. Civic Conference Program, including the revised budget as detailed in the City Manager's report of November 28, 1975.

- CARRIED

(Alderman Harcourt, Marzari and Sweeney opposed)

MOVED by Ald. Rankin

THAT WHEREAS the Members of City Council have had a discussion with The Honourable Barney Danson on Habitat;

AND WHEREAS the Government has agreed to pay costs of policing for this Conference;

AND WHEREAS the Jewish Community has indicated they will hold peaceful vigils;

AND WHEREAS the Crime Conference deferred from Toronto was carried out in Geneva without problems of violence;

THEREFORE BE IT RESOLVED THAT City Council welcome 'Habitat' to Vancouver.

- LOST

(Ald. Bowers, Harcourt, Marzari, Sweeney, Volrich  
and the Mayor opposed)

Special Committee re the U.N. Conference.

Alderman Kennedy requested that Aldermen Volrich and Bird be added to the Special Committee re the U.N. Conference and the Council agreed to his request.

UNFINISHED BUSINESS (Cont'd)

Development Permit Application  
3200 East 54th Avenue (Champlain Mall)

Council, on December 2, 1975, deferred a City Manager's report (Building and Planning Matters) dated November 28, 1975, regarding a Development Permit application for 3200 East 54th Avenue (Champlain Mall), pending a further report from the Director of Planning.

The Council noted this report, dated December 8, 1975, which reads as follows:

" City Council at its meeting of December 2, 1975, when dealing with the City Manager's report (Building and Planning matters) regarding the use of the basement area for offices and child-minding service in this development and the construction of a 2800 sq. ft. addition to the existing food retail store, resolved:

"That this clause be deferred for one week pending further report from the Director of Planning on the aspect of child-minding facilities in the project and the reaction of the Community Care Facilities group."

The Director of Planning reports as follows:

"The plans submitted with the development permit application indicate an area of approximately 970 sq. ft. in the basement of the existing building will be used for a child-minding service. The developers have indicated by letter that the child-minding service would be for the use of customers while shopping in the shopping centre.

The plans submitted have been approved under the Community Care Facilities Licensing Act and by the City of Vancouver Health Department for a maximum of 20 pre-school children.

RECOMMENDATION: The Director of Planning recommends that the development permit applications be approved, subject to the following additional condition:

Prior to the issuance of the development permit, an agreement is to be first registered by the owners of the development to the satisfaction of the Director of Planning and the Director of Legal Services, under Section 24(A) of the Land Registry Act, for the provision and maintenance of the child-minding service. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved. "

MOVED by Ald. Harcourt

THAT the foregoing report of the City Manager, dated December 8, 1975, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Request to Use Sound Truck  
at Parade.

The Gastown Merchants' Association submitted the following letter respecting a Children's Christmas Parade:

"On December 14th, we are co-sponsoring a Children's Walking Parade in cooperation with the Salvation Army. As it is of extremely brief duration, it has been planned directly through the Chief Constable's Office. The one thing that would require approval would be a sound vehicle which would lead the parade and play Christmas music. This would occur between 2.30 and 3.30 p.m."

The Police Department have given permission for the Parade and the matter of a sound truck is submitted to Council for consideration.

MOVED by Ald. Bird

THAT permission be granted the Gastown Merchants' Association to use a sound vehicle in the parade and play Christmas music on December 14, 1975, between the hours of 2.30 and 3.30 p.m.

- CARRIED UNANIMOUSLY

2. Vancouver Community College Council:  
Delegation Request.

Council noted a letter under date of December 4, 1975, from the Vancouver Community College Council, requesting to appear as a delegation on the matter of a Development Permit which will be the subject of a report from the Director of Planning on December 16, 1975.

MOVED by Ald. Harcourt

THAT the request of the Vancouver Community College Council to appear before Council as a delegation on December 16, 1975, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
DECEMBER 5, 1975

Works & Utility Matters  
(December 5, 1975)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Elimination of Deposit for Unstopping Blocked Sewer Connections
- Cl. 2: Annual Replacement of Engineering Department Vehicle Radios
- Cl. 3: Rental of Festoon Lights to 1975 Christmas Carolship Committee

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Works & Utility Matters  
December 5, 1975, (Cont'd)Clauses 1 and 2.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Rental of Festoon Lights to 1975  
Christmas Carol Ship Committee.  
(Clause 3)

MOVED by Ald. Bowers

THAT the recommendation of the City Engineer as contained in this clause be approved, and an amount of up to \$500 be granted to the 1975 Christmas Carol Ship Committee for rental of Festoon Lights.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

Building & Planning Matters  
(December 5, 1975)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Vancouver Park Board Minutes Dealing with Champlain Heights
- Cl. 2: D.P.A. No. 70723 - 970 Union Street  
Personal Care Home Development
- Cl. 3: D.P.A. No. 70997 - 1160 West 6th Avenue  
(Fairview Slopes)

The Council took action as follows:

Vancouver Park Board Minutes  
Dealing with Champlain Heights  
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be received and the matter be referred to a Special Meeting of Council for further consideration.

- CARRIED UNANIMOUSLY

Clause 2 and 3.

MOVED by Ald. Marzari

THAT the recommendations of the City Manager, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY



CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters  
(December 5, 1975)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Tender No. 39-75-5 - Item 3 Automobiles  
(Police and Fire Departments)
- Cl. 2: Quarterly Review of Revenues and Expenditures  
as at September 30, 1975
- Cl. 3: Space Requirements - City Hall
- Cl. 4: West End Activation Program
- Cl. 5: 1965-75 City Operating Budget Allocated  
by Expenditure Category
- Cl. 6: Canadian Memorial Swimming Pool
- Cl. 7: Juvenile Detention Home, 2625 Yale Street

The Council took action as follows:

Tender No. 39-75-5 - Item 3 Automobiles  
(Police and Fire Departments)  
(Clause 1)

MOVED by Ald. Bird  
THAT the recommendation of the City Manager, as contained in  
Clause 1 of this report, be approved.  
- CARRIED UNANIMOUSLY

Quarterly Review of Revenues and  
Expenditures as at September 30, 1975.  
(Clause 2)

MOVED by Ald. Volrich  
THAT the recommendation of the City Manager, as contained in  
Clause 2 of this report, be approved.  
- CARRIED UNANIMOUSLY

Space Requirements - City Hall  
(Clause 3)

MOVED by Ald. Bowers  
THAT the recommendations of the City Manager, as contained in  
this clause, be approved, including the carpet installation for  
the open work area for the Accounting and Budget Divisions.  
- CARRIED UNANIMOUSLY

West-End Activation Program.  
(Clause 4)

MOVED by Ald. Marzari  
THAT the recommendation of the City Manager, as contained in  
Clause 4 of this report, be approved.  
- CARRIED UNANIMOUSLY

1965-75 City Operating Budget  
Allocated by Expenditure Category  
(Clause 5)

MOVED by Ald. Harcourt  
THAT this clause in the report be received for information.  
- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters  
December 5, 1975, (Cont'd)

Canadian Memorial Swimming Pool  
(Clause 6)

MOVED by Ald. Bird  
THAT a grant of \$10,000 be approved to cover the improvements to the Canadian Memorial Swimming Pool, as detailed in Clause 6 of the report.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Juvenile Detention Home,  
2625 Yale Street  
(Clause 7)

MOVED by Ald. Boyce  
THAT this clause be deferred for consideration at the next meeting of Council.

- CARRIED UNANIMOUSLY

Personnel Matters  
(December 5, 1975)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Closing of Civic Offices - December 24, 1975
- Cl. 2: Vancouver City Hall Choristers - Concert Tour

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bird  
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of the report, be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(December 5, 1975)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Sub-Lease - S/S Stewart Street between Victoria and Salsbury Drives
- Cl. 2: Acquisition for Family Housing Project - 3269 Findlay Street
- Cl. 3: Sale of Properties

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Harcourt  
THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters  
December 5, 1975 (Cont'd)

Sale of Properties  
(Clause 3)

In considering this clause reference was made to a letter received by Members of Council from A.E. LePage Western Ltd., Realtor, objecting to the manner in which tenders had been called on this property.

In view of the letter received, the Mayor recommended that the City re-submit a call for tenders on this property at 1530 West 8th Avenue.

MOVED by Ald. Rankin

THAT the Mayor's recommendation in respect of this clause, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 6.00 p.m. to reconvene following the Public Hearing.

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The Council reconvened at approximately 8:15 p.m., with Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Harcourt, Kennedy,  
Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Boyce  
Alderman Cowie (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee  
on Housing and Environment,  
November 27, 1975

The Council considered this report which contains eleven clauses identified as follows:

- Cl. 1: Highlights of Housing Activities
- Cl. 2: Housing Status Report
- Cl. 3: Progress on Fire By-law Enforcement
- Cl. 4: Outstanding Housing and Environment  
Committee Matters
- Cl. 5: Residential Rehabilitation Assistance  
Program in Hostel Units
- Cl. 6: Sixty-year Ground Lease - GVRD Housing
- Cl. 7: Killarney Gardens
- Cl. 8: Pender Street Demolitions
- Cl. 9: By-law Enforcement in Licensed Premises
- Cl. 10: Outdoor Burning
- Cl. 11: Vancouver International Airport - Community Forum

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Harcourt,  
THAT Clauses 1, 2, 3 and 4 be received for information, and the  
recommendation of the Committee contained in Clause 5 be approved.

- CARRIED UNANIMOUSLY

Sixty-year Ground Lease - GVRD  
Housing (Clause 6)

It was agreed that the following point in this Clause be  
deleted:

"The Housing Corporation should be obliged to demolish  
the buildings at the expiry of such an option since  
the buildings at that time presumably have no useful  
life."

MOVED by Ald. Harcourt,  
THAT the recommendation of the Committee contained in this  
Clause, as amended, be approved.

- CARRIED UNANIMOUSLY

Killarney Gardens  
(Clause 7)

In considering this Clause, Council noted a letter from the  
Director of Legal Services advising that with respect to  
recommendation C of the Committee, he does not believe that any  
By-law passed by the City of Vancouver in the form recommended,  
would have any validity or enforceability.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Housing and Environment,  
November 27, 1975 (cont'd)

Killarney Gardens (Clause 7)  
(cont'd)

MOVED by Ald. Harcourt,  
THAT

- (a) Recommendations A and B of the Committee contained in this Clause be approved;
- (b) The Chairman be authorized to discuss recommendations C, D and E with the Department of Human Rights and the Attorney-General;
- (c) The following portion of recommendation E be referred back to the Standing Committee on Housing and Environment for further consideration:

"Further that the clause in the Landlord and Tenant Act which states that residential premises with rentals of \$500 per month or over not be subject to rent controls, not be changed."

- (d) Recommendation F be deleted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
THAT recommendations G, H, I and J be approved after amendment to recommendations H and I to read as follows:

- "H. THAT Council request the Department of Human Resources to plan for the appropriate number of day care centres, in-home care and 24-hour care if the need is determined.
- I. THAT the Chairman determine the owner of Killarney Gardens and invite him, his managers, as well as the Director of Legal Services, City Manager and other appropriate City officials to a future meeting of this Committee."

- CARRIED UNANIMOUSLY

(Underlining denotes  
amendments)

MOVED by Ald. Rankin,  
THAT the Director of Legal Services report to the Standing Committee on Housing and Environment on the possibility of laying charges under the Human Rights Act with respect to the Killarney Gardens situation;

FURTHER THAT the Director of Legal Services also report to the Committee on whether there have been any violations of the Landlord and Tenant Act on the part of the owners and managers of Killarney Gardens.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Housing and Environment,  
November 27, 1975 (cont'd)

Pender Street Demolitions  
(Clause 8)

MOVED by Ald. Harcourt,  
THAT recommendations A, B, C and E of the Committee contained  
in this Clause be approved after amendment to recommendation B to  
read as follows:

"B. THAT the Director of Legal Services report back to a  
future meeting of this Committee on whether the Minimum  
Standards By-law would allow the City to bring the  
house at 2503 East Pender Street up to acceptable  
standards.";

FURTHER THAT recommendation D of the Committee contained in  
this Clause be deleted.

- CARRIED UNANIMOUSLY

By-law Enforcement in Licensed  
Premises (Clause 9)

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY

Outdoor Burning  
(Clause 10)

MOVED by Ald. Harcourt,  
THAT the recommendation of the Committee contained in this  
Clause be approved after amendment to read as follows:

"THAT Section 3A of the Fire By-law No. 2193, dealing  
with Outdoor Burning, be retained."

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,  
THAT the appropriate section of Fire By-law No. 2193 be  
amended by moving all future fall burning week-ends ahead one  
week.

- CARRIED

(Alderman Volrich opposed)

Vancouver International Airport -  
Community Forum (Clause 11)

For Council action on this Clause, see page 4.

II. Report of Standing Committee  
on Community Services  
November 27, 1975

The Council considered this report which contains three  
clauses identified as follows:

- Cl. 1: Petition Opposing Neighbourhood Pub at  
6069 West Boulevard
- Cl. 2: Stepout Project - Continuation of Funding
- Cl. 3: Juveniles in Licensed Cabarets

The Council took action as follows:

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Community Services,  
November 27, 1975 (cont'd)

Petition Opposing Neighbourhood  
Pub at 6069 West Boulevard (Clause 1)

For Council action on this Clause, see page 4.

Stepout Project - Continuation  
of Funding (Clause 2)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Volrich opposed)

Juveniles in Licensed Cabarets  
(Clause 3)

MOVED by Ald. Rankin,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Planning and Development,  
November 27, 1975

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: D.P.A. No. 71904 - AirWest Airlines Ltd.,  
North Foot of Jervis Street
- Cl. 2: Parkade Security

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT Clause 1 be received for information, and the recommendations of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW NO. 4531,  
BEING THE REFUSE BY-LAW

MOVED by Ald. Bird,  
SECONDED by Ald. Harcourt,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird,  
SECONDED by Ald. Harcourt,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -  
Release of Impounded  
Vehicle

referred to a situation where a citizen's car was impounded by Busters some time ago. The citizen was subsequently cleared of any charges against him with respect to this matter. His car is still at the Towing Company and there is presently \$200.00 owing.

MOVED by Ald. Rankin,  
SECONDED by Ald. Sweeney,  
THAT the matter of obtaining release of the car without payment of impounding fees, be referred to the Director of Legal Services to investigate with a view to obtaining early release of the car.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:45 p.m.

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The foregoing are Minutes of the Regular Council Meeting of December 9, 1975, adopted on December 16, 1975.

O. Phillips  
MAYOR

L. V. L...  
CITY CLERK



Manager's Report, December 5, 1975 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Elimination of Deposit for Unstopping Blocked  
Sewer Connections

The City Engineer and the Director of Finance report as follows:

"Under our present system of unstopping sewer connections, the City requires a \$15.00 deposit before any work is started. The work is then done on an 'at cost' basis. If the responsibility for the stoppage lies with the City, the deposit is returned. If the responsibility lies with the applicant, then the applicant is billed less the deposit on hand. This system has been in effect since 1929, under the City's Plumbing By-law.

Due to inflation, the \$15.00 deposit has become inadequate as almost all the unstop accounts have exceeded the deposit. The average unstop cost is in the \$45.00 to \$50.00 range. Therefore, a review of the deposit system has been made.

During 1974, there were 1,709 unstops, of which 691 were City responsibility and 1,018 unstops were owner responsibility.

Frequently there is difficulty in collecting the \$15.00 deposit and time is wasted by the City crew while these arrangements are being made. Considerable additional time is involved in processing the deposit and billing through the Engineering Department and Accounting and Treasury Divisions.

An increase in the amount of the deposit to \$45.00 to \$50.00 to cover average cost would likely be more difficult and time consuming to collect. In addition, many legitimate complaints are presently received from the applicant (40% of the total) who puts up the deposit only to find the cause of the stoppage is the City's responsibility and he must wait for up to 10 days to receive a refund. This situation will only be aggravated through an increase of a \$45.00 to \$50.00 deposit.

It is proposed to eliminate the requirement of a deposit and rather to have the City works crew present a suitable form, to be signed by the applicant authorizing the work and agreeing to pay the costs if it is found that the cause of the stoppage is private responsibility. The applicant will then be billed and under a no-deposit-system the billing process can be streamlined and the invoices will be submitted at once, an important factor in any billing and collection system.

It is estimated that these changes in procedure will result in an annual saving in staff time of approximately 500 man hours in processing by the various Departments of unstop refunds. The elimination of the deposit may increase the value of uncollectable accounts; however, this will be at least partly offset by the savings in processing time.

The present By-law allows the City Engineer to require a larger deposit if it is anticipated there is going to be an excessive cost to do the job. This provision should remain in the By-law, for special circumstances.

Therefore, it is RECOMMENDED that:

- A. The City eliminate the necessity of requiring a \$15.00 deposit before any sewer unstop work is carried out, except where the City Engineer is of the opinion that a deposit is required.
- B. That the Director of Legal Services prepare the necessary amendments to the Plumbing By-law to take into account the changes recommended in this report.

Clause 1 Cont'd

- C. The Director of Finance and the City Engineer review this change in policy in one year's time and report back to City Council if there are any significant problems due to the elimination of the deposit."

The City Manager RECOMMENDS approval of the foregoing report of the City Engineer and Director of Finance.

2. Annual Replacement of Engineering Department Vehicle Radios

The City Engineer reports as follows:

"The Engineering Department radio system will be converted to new channels beginning May 1976. On the annual replacement program twenty-two vehicle radios are scheduled for replacement at a cost of \$16,500. If the radio replacements are approved in the Revenue Budget around the end of May it will take a further five months for delivery. During this period, radios, scheduled for replacement, would have to be converted to the new channels at a cost of \$5500. This amount can be saved if the replacement radios are ordered now for delivery by May 1976.

I RECOMMEND that \$16,500 be approved in advance of the Revenue Budget to facilitate the early purchase of twenty-two replacement radios."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION:

3. Rental of Festoon Lights to 1975 Christmas Carolship Committee

The City Engineer reports as follows:

"The 1975 Christmas Carolship Committee has requested the loan of City owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2, 1961, which required that:

- (a) all applications be approved by Council,
- (b) a rental of 12¢ per foot be charged, and
- (c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

On July 9, 1968, Council increased the rental rate to 16¢ per foot in line with increased maintenance costs. On November 22, 1974, the rental rate was increased to 20¢ per foot due to the further increase in materials and maintenance costs.

Christmas Carolship Committee did not allow sufficient time to obtain Council's approval before the festoons were required on the Carolship Fleet. In order not to delay the project, the City Manager authorized the release of approximately 2500 feet of festoons to the Committee.

I RECOMMEND that Council give retroactive approval to rent approximately 2500 feet of festoons to the 1975 Christmas Carolship Committee for approximately \$500.

The Committee has applied for a grant equivalent to the rental charge. For the past twelve years, Council has approved grants to the amount of the actual cost of maintaining the festoons.

Submitted for Council's CONSIDERATION is the request from the 1975 Christmas Carolship Committee for a grant of up to \$500 for rental of approximately 2500 feet of festoons. It may be that the actual cost to the City for handling the lights and replacing damaged lamps, sockets etc., will amount to less than \$500 in which case the rental charge and grant would be reduced correspondingly. Should City Council approve this Grant, funds are available from the Contingency Reserve."

The City Manager RECOMMENDS that the above report of the City Engineer be approved and submits for CONSIDERATION the application for a grant.

MANAGER'S REPORT, December 5, 1975 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Vancouver Park Board Minutes Dealing with Champlain Heights

The Director of Finance has submitted the following report.

"The following is an excerpt from the minutes of the meeting of the Vancouver Park Board on November 17, 1975:

"CHAMPLAIN HEIGHTS

"The Chairman expressed concern about the lack of park development funds allocated for the Champlain Heights new housing areas that the City has already developed and plan to develop in Champlain Heights. She noted that City Council has approved \$25,000 for planning a new community services centre in the new areas E and F but has not allocated any funds to develop a centre.

" Alderman Cowie noted that a City bylaw requires that 10% of any property over 10 acres be donated for open space but there is no requirement for donation of funds to develop the open space. He also noted that the Mayor has stated there are Endowment funds for the Park Board to start developing the former Kerr Road Dump park area into a golf course.

"After discussion, it was regularly moved and seconded,

"RESOLVED: That the Board request City Council to provide a portion of funds received from all lands sold in the Champlain Heights area for park and recreational facilities development and that City Council be requested to make a firm commitment for these funds before any further City properties are disposed of in the Champlain Heights area.

- Carried."...

I will try to deal with the points raised in the Park Board's Minute sequentially.

The first point raised in the Park Board discussion appears to be concerning regarding the lack of park development funds allocated for the Champlain Heights area. As presently conceived park development funds of approximately \$2,200,000 are included as an item in the front end servicing costs for Champlain Heights. This is for park development and not recreational facilities. This is an early estimate and we are trying to have the Park Board develop firmer estimates as we are in the process of negotiating financing of the front end costs with the Provincial Government. Assuming that we can arrange such financing with the Provincial Government there does not appear to be any particular problem related to park development capital requirements for Champlain Heights.

MANAGER'S REPORT, December 5, 1975 . . . . . (BUILDING - 2)

Clause No. 1 Continued

With respect to the second point raised regarding a new Community Services Centre, it is true that City Council has approved \$25,000 for planning, but until such planning is further along it is impossible to determine what funds are required for the Centre itself and therefore no funds have been allocated to develop a Centre and at this point in time there are no funds included in the front end financing costs.

With respect to the resolution of the Park Board in the above minute I believe the fact that park development funds have been included in the front end financing estimates should remove the concern of the Park Board regarding this element. With respect to recreational facilities Council could if they wish designate that these are to be paid for from the proceeds of disposition of the property in Champlain Heights but Council should be aware that such funds would probably not be available before 1979 or 1980 or even later. The financing structure for the servicing of Champlain Heights requires expenditures on the order of 12 to 13 million dollars to be made over the period 1975-78 with the concentration in 1976 and 1977. As the City does not have the funds to provide this construction financing it is assumed that the expenditures will be provided for from the proceeds of the disposition of the market housing enclaves plus short-term financing of approximately 4¼ million from the Province of B.C. This assumes that the market housing enclaves are marketed with sixty year prepaid leases. The non-market housing is expected to produce revenue on a long-term basis through sixty year leases with monthly or annual rental payments. This means that we will not have large capital sums available from the disposition of the non-market housing. Effectively, the return to the City is going to take place over a period of years, which makes it difficult to provide any financing for recreational facilities (this is certainly dependent upon the number of dollars required for the recreational facilities). It also means that recreational facilities, if they are to come from the proceeds of the disposition of Champlain Heights, could not be built for some years, which is probably unsatisfactory from everyone's point of view.

It would appear to be difficult for Council to make a firm commitment for funds for recreational facilities "before any further City properties are disposed of in the Champlain Heights area" without stopping the development of Champlain Heights dead while a complete rethinking of the process takes place. To meet such a requirement as the Park Board expects would probably mean that the City would have to switch to a much higher component of market housing versus non-market housing in Champlain Heights.

I feel that the City will have to provide the funds for the recreational facilities from some other source and until the amount of money required has been resolved it is impossible to say where this might be or whether it is even possible."

The City Manager submits the request of the Park Board  
for Council CONSIDERATION.

MANAGER'S REPORT, December 5, 1975 . . . . . (BUILDING -3)

# RECOMMENDATION

2. 970 Union Street - Development Permit Application No. 70723  
(Personal Care Home Development)  
Zone: RM-3 Multiple Dwelling District  
Site Size: 1.11 Acres
- 

The Director of Planning reports as follows:

"Development Permit Application #70723 has been filed by William S. Tong, Architect, on behalf of the Villa Cathay Carehome Society, to construct a 3-storey 74-unit personal care home on this site (City-owned land).

The site is located on the south side of Union Street between Raymur Avenue and Campbell Avenue.

City Council on October 22, 1974, approved the sale of this land to the Villa Cathay Carehome Society and the Chinatown Lions Club, subject to conditions, one of which was:

"That the Society makes the necessary rezoning application and obtains rezoning for CD-1, to permit senior citizens housing and personal care home, with a maximum floor space ratio of 0.75."

The development permit application has now been processed and the development as proposed would comply with the existing RM-3 Multiple Dwelling District Schedule. The floor space ratio proposed would be 0.83 (considerably less than the maximum that could be permitted on this site according to the RM-3 District Schedule). It is considered that the development as proposed would be suitable in this area and could be dealt with under the existing zoning without the necessity of rezoning the site to CD-1.

The Urban Design Panel have considered this application and have recommended that it be approved.

The Director of Planning, after receiving advice from the Development Permit Staff Committee, has approved this development permit application for the construction of a personal care home on this site containing 74 units, subject to several conditions, including that prior to the issuance of the development permit, it be recommended to City Council that Council's previous resolution of October 22, 1974 be amended to permit the development to be approved under the existing RM-3 District Schedule with a maximum floor space ratio of 0.85 as proposed."

The Supervisor of Property and Insurance reports as follows:

"On October 22, 1974 City Council approved the sale of the easterly portion of Blocks 97 and 98, D.L. 181, to the Villa Cathay Care Home Society, subject to conditions previously approved in principle and subject to the re-subdivision of the property to create the site. The date of sale was to be the date of issuance of the development permit or 120 days from the date of Council approval being February 20th, 1975.

The site to be created contained a small portion of the Prior-Venables Connector which had not been transferred into the City's name when it was acquired by the City around 1930.

To acquire title to this portion of roadway it was necessary for the City to formally expropriate and obtain a Vesting Order. Hence the re-subdivision was considerably delayed and the plan just recently cleared the Land Registry Office.

MANAGER'S REPORT, December 5, 1975 . . . . . (BUILDING -4)

Clause No. 2 Continued

Since the site had not been created by February 20th, 1975, the sale date could not be met. For this reason, and because the Provincial Department of Housing will not be able to make a financial commitment until the new fiscal year, the Society is requesting an extension of the sale date to March 31, 1976.

The Supervisor of Property & Insurance RECOMMENDS:

that the date of sale of Block 125, D.L. 181 and 2037, Plan 16060, to the Villa Cathay Care Home Society be extended from February 20, 1975 to March 31, 1976."

The City Manager RECOMMENDS that the reports of the Director of Planning and the Supervisor of Property and Insurance be approved.

3. 1160 West 6th Avenue - Development Permit Application No. 70997  
Zone: CRM-2 Commercial/Multiple Dwelling District (Fairview Slopes)  
Site Size: 100' x 120'
- 

The Director of Planning reports as follows:

"Development Permit Application #70997 has been filed by Sidney C. Suen, Architect, for the Vancouver Enterprises Limited, to construct a three storey office building on this site located on Fairview Slopes on the south side of 6th Avenue between Alder and Spruce Streets.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks and height. (For detailed comparison, see attachment.)

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

- (a) the provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design
- (b) for buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
  - (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G. of the CRM-2 Multiple Dwelling District Schedule
  - (ii) the height of a building exceed 35' (thirty-five feet) nor 25' (twenty-five feet) measured from the centre line level of the nearest street directly southward.

City Council on April 8, 1975 adopted interim control guidelines for the Fairview Slopes. With respect to height, these guidelines included "generally any approved development which exceeds the height of 35 feet measured vertically or the hypothetical line connecting the north and south property lines but in no case shall the height exceed 25 feet above the south property line".

Clause No. 3 Continued

The development as proposed would be in conformity to these guidelines. The interim control guidelines also allowed for consideration of a building containing completely commercial use at this location on the south side of 6th Avenue.

Area Planning

The Fairview Area Planner and the Area Planning Committee recommended approval of this development permit application. However, they pointed out that this approval should not be considered to be established as a precedent for commercial development entirely on 6th Avenue.

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

The Director of Planning recommends that this development permit application be approved, thereby permitting the construction of an office building on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:
  - (a) provision and location of garbage storage and pick-up areas to be first approved by the City Engineer and the Medical Health Officer
  - (b) all crossings are to be approved by the City Engineer
  - (c) revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:
    - (i) location and details of all underground parking ventilators
    - (ii) ramp grades of 10% maximum of the first 20' and 12½% subsequently
    - (iii) the southerly 10' of the site (Lots 4 & 5) to be first dedicated to the City for lane purposes and an agreement entered into with the City for use of this portion of the site so dedicated
    - (iv) building grades and design elevations (building grades at lane level to be strictly complied with)
    - (v) a provision of adequate support for the lane
    - (vi) access to the garages to be made to the satisfaction of the Director of Planning, after consultation with the City Engineer
2. All off-street parking facilities and loading are to be provided including surfacing, screening and curbing, in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the proposed development and thereafter to be permanently maintained.
3. All landscaping and treatment of the open portions of the site, other than the off-street parking and loading areas referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained."

The City Manger RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 640

## FINANCE MATTERS

RECOMMENDATION

1. Tender No. 39-75-5 - Item 3 Automobiles (Police & Fire Departments).

The Chief Constable, Fire Chief, City Engineer, and Purchasing Agent report as follows:

"Tenders for the above were opened on November 17, 1975 and referred to the Chief Constable, Fire Chief, City Engineer, and Purchasing Agent for report.

The tenders called for prices on five items and this report will deal with Item 3 only.

Funds for this purchase are provided in the 1975 General Revenue Budget.

Eleven bids were received for this item. The bid numbers refer to the order of the bids in ascending order or price. The quantity of automobiles required are as follows:

- 22 - solid colour autos for Police work.
- 27 - black and white autos for Police work.
- 2 - red and white autos for Fire work.

Bid No.1 is an alternative bid offered by Eagle Ford Sales Ltd. for a 4-door Ford Maverick (@ \$3,999.17). This automobile does not meet our specifications for Police and Fire emergency work.

Bid No.2 from Northridge Plymouth Chrysler Ltd. for a Plymouth Fury meets specifications and is acceptable. However, Northridge Plymouth Chrysler Ltd. did not have factory costs at the time of bidding for the two-tone paint and the steel belted radial tires, and advised us, on the tender form, that they would pass the factory costs if any on to us when received from the manufacturer. Bid No.2 has advised us that factory costs for two-tone paint will be \$30.00 per auto and factory cost for HR78-15 steel belted radial tires in lieu of fabric ply radial tires will be \$23.20 per auto. Chrysler Motor Corporation has confirmed that the prices quoted by Northridge Plymouth Chrysler Ltd are factory costs.

It should be noted that bids No. 2, 3, & 4 all offered Chrysler products, and the addition of the above factory costs to Bid No.2 does not change the order of the bids. Bid No.2 then meets all specifications and is considered to offer the best dollar value.

The Chief Constable, City Engineer, and Purchasing Agent RECOMMEND acceptance of the lowest bid to meet specifications, Bid No.2, from Northridge Plymouth Chrysler Ltd. for:

- (a) 22 only Plymouth Fury sedans complete with steel belted radial tires at a total price of \$94,301.90 (\$4,263.25 each plus \$23.20 for steel belted radial tires) plus 5% Provincial Sales Tax.
- (b) 27 only Black and White Plymouth Fury sedans complete with steel belted radial tires at a total cost of \$116,544.15 (\$4,263.25 each plus \$30.00 for two-tone paint plus \$23.20 for steel belted radial tires) plus 5% Provincial Sales Tax.

The Fire Chief, City Engineer, and Purchasing Agent RECOMMEND acceptance of Bid No.2 from Northridge Plymouth Chrysler Ltd. for two only Plymouth Fury sedans complete with steel belted radial tires at a total cost of \$8,632.90 (\$4,263.25 each plus \$30.00 for two-tone paint plus \$23.20 for steel belted tires) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing be approved subject to a contract satisfactory to the Director of Legal Services.



RECOMMENDATION2. Quarterly Review of Revenues and Expenditures as at September 30, 1975.

The Director of Finance reports as follows:

"In accordance with Council instructions, the following review of Revenues and Expenditures as at September 30, 1975 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

Current Surplus on Revenue Account

The Current Surplus on Revenue Account is the amount available at year-end for transfer to the City's accumulated Revenue Surplus of prior years. This current surplus (or deficit) is estimated during the June 30th and September 30th reviews of the budget and is the result of adjustments made to the original Revenue and Expenditure appropriations approved by Council at the beginning of the year.

June 30th Budget Review

It was noted in the report to Council on the budget position at June 30th, that revenues were expected to exceed original estimates by \$862,038 and expenditures would increase by \$522,222 over the original estimates. The excess of the revenue increase over the expenditure increase amounted to \$349,816 and was transferred to the Current Surplus on Revenue Account.

September 30th Budget Review

The following report shows that \$660,000 in additional revenue is expected to be realized and that expenditure estimates will be reduced by \$172,714. The sum of the estimated revenue increases and expenditure decreases amounts to \$838,714 which will be transferred to Current Surplus on Revenue Account. (See Summary and Recommendations on Page 5)

Year to Date

The total of amounts transferred to Current Surplus on Revenue Account re the June 30th review (\$349,816) and the September 30th review (\$838,714) amounts to \$1,188,530 which is the estimated budget surplus for the year 1975.

Revenue VariationsTaxes on Property Sold by City - \$10,000

Current taxes on property sold by the City is expected to exceed the original estimate by \$10,000.

Tax Grants Provincial Properties - \$266,500

Substantial increases in property values as approved by Provincial assessors plus new Insurance Corporation of B.C. improvements assessed in 1975 will increase the Provincial grants in lieu of taxes as follows:

I.C.B.C. property	\$152,700
Liquor Control Board	18,200
Other Provincial properties	<u>95,600</u>
Total	<u>\$266,500</u>

Sundry Rentals - \$171,500

There will be an estimated net increase of \$171,500 in sundry rentals due mainly to higher rental rates and the acquisition of additional properties.

Cont'd.

Clause No. 2 Continued.Scavenging Container Fees - \$98,000

The recently approved rate increase in containerized garbage collection fees, effective November 1, 1975 is expected to produce about \$98,000 in increased revenues.

Provincial Court Fees and Fines - (\$80,000)

Fines and fees collected to date and estimated to the end of the year indicate that the original appropriation of \$610,000 should be reduced by \$80,000.

Business Taxes - \$200,000

A substantial increase in supplementary business tax billings this year is expected to yield approximately \$200,000 in additional business tax revenue.

Metered Water Revenue - (\$100,000)

Due to reduced water usage, metered water revenue is expected to decrease by \$100,000 over the original estimate. This reduction will be off-set by a transfer of \$100,000 from the Water Rates Stabilization Reserve to cover this short-fall.

Expenditure VariationsMunicipal Share of Social Assistance - (\$312,000)

Normally each year, there is an adjustment (additional charge or credit) in the Municipal share of social assistance costs when the Province balances out actual social assistance costs with the estimated per capita charges billed monthly to municipalities. In 1974 the City set aside an amount of \$312,000 as a provision for an expected additional charge in 1975 applicable to the year 1974. We have been advised by Provincial officials that there will be no adjustment of costs in 1975 applicable to their year ending March 31, 1975.

The provision of \$312,000 is therefore not required and it is proposed that these funds be added back to Contingency Reserve this year.

Britannia Community Services Centre - (\$118,000)

An amount of \$260,000 was provided in the 1975 budget for operating costs of the Centre based on an estimated start-up date early in the year. Certain of the facilities (ice rink, swimming pool) are still under construction and operating costs can be reduced by \$118,000.

Parks Board Adjustments - (\$54,714)

1. With the construction of the West End Community Centre and the Britannia Community Services Centre, previous recreation programs provided out of temporary facilities in those areas were discontinued.
2. Funding of the VanDusen gardens operation can be reduced due to changes in staffing.
3. The foregoing adjustments, summarized below, have been discussed with and agreed to by the Parks Director of Financial Services:

(a) West End Recreation Project	(\$15,600)
(b) East Recreation Project	( 19,253)
(c) VanDusen - staffing	( 19,861)
Total Reduction	<u>(\$54,714)</u>

In addition to the foregoing variations there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budget if the variations are significant.

Clause No. 2 Continued.Transfers of Appropriations in Excess of \$5001. Engineering

To	-	8051/3603	Salaries Overtime	\$ 7,300
To	-	8051/3604	Salaries Temporary Help	8,700
From	-	8051/3602	Salaries - Administration	16,000

To provide additional funds for Traffic Division Overtime and Temporary Help.

2. Engineering

To	-	8052/3730	Traffic Origin - Destination Survey	9,500
From	-	8051/3603	Salaries - Administration	9,500

To provide funds to augment traffic survey as part of SWIM Program.

3. Engineering

To	-	8003/407	Library Up-grading Costs	4,300
From	-	8002/306	Salaries - Unattached Branches	4,300

To provide funds for Library Up-grading.

4. Law Department

To	-	7061/698	New Office Equipment	900
From	-	7060/681	Salaries	900

To provide funds for acquisition of Dictator and Transcriber.

5. Planning

To	-	7308/107	Central Broadway Urban Design Study	1,000
From	-	7308/93	Printing Sundry Reports	1,000

To provide fund for the Central Broadway Urban Design Study.

6. Health

To	-	6925/264	Flower Containers, etc.	500
From	-	6925/267	Liner Purchase	500

To provide additional funds for acquisition of flower containers, etc. for Mtn. View Cemetery.

7. Health

To	-	6801/142	Clinical Supplies	4,000
From	-	6801/143	Dental Expenses and Supplies	4,000

To provide additional funds for acquisition of clinical supplies.

8. Engineering

To	-	8006/723	New Computer Terminal	4,000
From	-	8005/634	Data Processing Services	4,000

To provide funds for acquisition of Computer Terminal.

9. Archives

To	-	8701/3	Salaries Overtime	2,000
From	-	8701/1	Salaries	525
From	-	8701/24	Printing Historic Reports & Pamphlets	1,000
From	-	8701/39	Salaries	475

To provide additional funds for City Archivist overtime.

10. Social Planning

To	-	7865/1203	Printing & Art Work	6,900
From	-	7869/1501	General Informat	3,000
From	-	7830/700	Research Services	3,000
From	-	7801/17	Purchase of Outside Service	900

To provide additional funds for Urban Reader printing and art work

Cont'd.

Clause No. 2 Continued.11. Engineering

To	-	8009/1022	Repairs to Lab. Heating System	\$ 1,000
From	-	8014/1320	Alterations to Work Areas	1,000

To provide funds for repairs to Lab. heating system.

12. Revenue & Treasury

To	-	7015/149	Temporary Help	2,400
To	-	7017/181	Microfilm Reader/Printer	600
From	-	7015/158	Auto Maintenance	1,000
From	-	7015/172	Mail Contract	2,000

To provide additional funds for temporary help and the acquisition of a microfilm reader/printer.

13. Personnel

To	-	7045/490	Supplies & Services Training Activities	1,020
From	-	7045/482	Salaries Overtime	1,020

To provide funds for managerial and senior supervisory course.

14. Engineering

To	-	8126/7413	Office Supplies & Services	3,000
To	-	8126/7419	General Supplies	2,200
From	-	8126/7434	Day Shift Truck & Equipment Rental	2,900
From	-	8126/7436	Night Shift Truck & Equipment Rental	2,300

To provide additional funds for office supplies and general supplies.

15. Engineering

To	-	8127/7528	Air Packs	1,500
From	-	8127/7544	Replacement Equipment	1,500

To provide funds for acquisition of Air Packs for Delta Disposal Site.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

1. The 1975 Revenue and Expenditure appropriations be adjusted as follows:

		Appropriation Increase (Decrease) \$
<u>Revenues</u>		
Taxes on Property Sold by City		10,000
Tax Grants - Provincial Properties		266,500
Sundry Rentals		171,500
Scavenging Container Fees		98,000
Provincial Court Fees and Fines		(80,000)
Business Taxes		200,000
Metered Water Revenue	\$100,000	
Water Rates Stabilization Reserve	(100,000)	-0-
Net Revenue Increase		<u>\$666,000</u>
<u>Expenditures</u>		
Municipal Social Assistance Costs	(\$312,000)	
Contingency Reserve	<u>312,000</u>	-0-
Britannia Community Services Centre		(118,000)
Parks Board Adjustments		(54,714)
Net Expenditure Decrease		<u>(\$172,714)</u>
<u>Total Revenue Increase and Expenditure Decrease</u>		<u>\$838,714</u>

Cont'd.

Clause No. 2 Continued.

2. The total revenue increase and expenditure decrease, which is estimated at \$838,714, be transferred to the Current Surplus on Revenue Account. "
3. Council will note that the 1975 surplus could amount to approximately \$1,000,000 if our present predictions hold true. However, it should be clearly noted that it is only a rough estimate, and the year-end actual figure could be very different. Accumulated Revenue Surplus is not nearly as large as it should be, given the size of the City's operations (budget) and considering the emergencies that could face a city. I will be recommending that most of this year's surplus, if one is actually realized, be transferred to Revenue Surplus. It should also be remembered that 1976 will be a difficult year regarding the provision of capital funds, and it may be necessary to use the surplus or a portion of it. With all of the above points in mind, it is my recommendation that Council refrain from proposing any spending plans related to the potential surplus indicated in the above report.

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION & RECOMMENDATION3. Space Requirements - City Hall

The Director of Permits and Licenses reports as follows:

"On December 17, 1974 City Council approved the City Manager's report on the above subject which recommended the relocation of the Health Department to a new building at 1060 West 8th Avenue. This move was accomplished in July 1975, thereby releasing 5,150 sq.ft. of space on the ground floor of the East Wing of City Hall.

At the end of October the Assessment Authority, occupying space on the ground floor of the Main City Hall Building moved to new premises thereby releasing approximately 7,340 sq.ft. of space.

The City Architect reports that during the last few months a detailed study of space requirements of Departments has been conducted with a view to determining the manner in which the vacated spaces can be best used in order to satisfy the current and future requirements of various Departments.

This study is not complete and final recommendations for all Departments are not yet ready, but certain initial steps have become apparent that will fit in with a general plan to provide for the probable future demands for space.

City Council on November 12, 1974 approved the re-organization of the Accounts Division into two divisions - Accounting and Budgets. At that time there was approval for seven additional staff. There was not sufficient space to accommodate the additional staff and it was necessary to move the Budgets Division from the second floor.

The Accounting Division is still very cramped in its space on the second floor and the temporary quarters provided for the Budgets Division on the ground floor has created an inefficient separation of the Divisions. The area required to meet the combined present and probable future requirements of these two Divisions is approximately 7,000 sq.ft. which is similar to the area vacated by the Assessment Authority.

Cont'd.

Clause No. 3 Continued.

It is considered that these two Finance Department Divisions are appropriate users of this area because it will provide a complete and separate section of the building devoted to one general use with good internal access to the remainder of the Divisions in that Department. A plan for this use has been prepared which has received the approval of the Director of Finance. This consolidation of the Accounting and Budgets Divisions in the Assessment space will release approximately 3,630 sq.ft. on the second floor and approximately 750 sq.ft. on the main floor for other uses. The cost of the relocation is estimated as follows:

- a) Alterations to the main floor \$46,000
- b) Moving expenses \$ 1,500

Concurrently with the above move it is proposed to finalize recommendations for the use of the space vacated by the move of the Accounting and Budgets Divisions and to recommend the reallocation of the former Health Department.

At the present time the progress of the study indicates that the former Health Department area in the East Wing should be shared by the Planning Department and the Department of Permits and Licenses, both of which require additional space. The combined additional requirements of these two Departments appear to be equivalent to the ground floor of the East Wing. Time has not permitted a detail plan to be formulated because:

- (1) Planning Department has requested a re-organization of the present third floor area to reflect the structure of the Department in order to improve the efficiency and working conditions of the Department and this study may affect the additional area required on the ground floor.
- (2) The Department of Permits and Licenses should be examined closely to determine the most appropriate function that could be divorced from the main body of the Department and occupy space on a separated floor.

However, in principle both Department Heads agree to the general concept of additional area provided on a separate floor.

Because these studies and continuing investigations for other Departmental needs are very involved and time consuming and should be carried on concurrently with the working drawings for the ground floor of the Main Building it is recommended that a consultant with drafting office resources be appointed to expedite the complete recommendations for the City Hall Complex. It is estimated that this will require approximately \$4,000 in planning and drafting assistance for the preliminary work. Further consultant fees should be expected if alteration work is commissioned to outside consultants.

The Director of Finance advises that funds amounting to \$100,000 were provided in the 1975 Supplemental Capital Budget for the anticipated renovations required for the space needs in the City Hall Complex.

The following is submitted for Council's CONSIDERATION.

One of the complaints concerning the present Accounting Division work area is a high noise level which creates difficult working conditions for staff. The general work areas are quite large and open where nearly all employees operate adding machines or typewriters and require to use telephones frequently in close proximity to one another. Under these circumstances the open work areas would gain substantial benefit in acoustic control and upgrading of working space with the provision of carpet. The noise problem will be alleviated to some degree with the provision of more working space, but continued requests for carpeting as a measure of sound control can be anticipated in the future. The provision of carpet can be most economically achieved at the present time in large open areas before partitions are erected. The installation should be a commercial grade carpet to include open work areas and those private offices not normally entitled to carpet but left uncarpeted would produce difficult janitorial problems. The estimated cost of the installation is \$12,000.

Cont'd.

Clause No. 3 Continued.

It is recommended that Council approve:

- (A) The relocation of the Accounting and Budgets Divisions of the Finance Department to the ground floor of the Main Building at an estimated cost of \$47,500.
- (B) The retention of a consultant to assist in completing the planning for other Departments that require expansion space at an estimated cost of \$4,000.
- (C) Carpet be installed in the open work areas of the Accounting and Budgets Divisions at an estimated cost of \$12,000.
- (D) Appropriations totalling \$63,500 including carpet or \$51,500 not including carpet for the move of the Finance Department and continuing planning for other Departments be provided from the funds allocated in the 1975 Supplemental Budget.
- (E) The City Manager to report back to Council as agreement is reached on the requirements of various other Departments together with the cost involved in necessary alterations or relocations."

The City Manager **RECOMMENDS** the foregoing report of the Director of Permits and Licenses be approved.

RECOMMENDATION4. West End Activation Program.

The Medical Health Officer and the Director of Social Planning report as follows:

"City Council, at its meeting of March 5, 1974, approved the establishment of a temporary part-time position of Coordinator of Volunteers (Activation Therapist) for the West End area for six half days per week for six months.

During the 1975 budget review, the Health Department and the Social Planning Department were requested to determine which of the two departments would be responsible for the Special Programmes, a category of accounts which was previously established to cover the "Coordinator of Volunteers" programmes. It was ultimately decided between the two departments that for the 1975 fiscal year, the accounts would be established within the Social Planning Department, but that the expenditures would be incurred by the Health Department, but distributed into the Social Planning "Special Programmes" accounts.

The Provincial Department of Human Resources has advised that the Minister has agreed to support this program and to pay the amount of 25% of salary involved in setting up the program. This is consistent with the Government's policy of paying 25% of C.A.P. shareable items.

The purpose of the Activation Program was to involve senior citizens in physical and recreational activity which would help prevent the deterioration and isolation associated with aging, and which would encourage the maintenance of maximum general health through improved functions and added confidence in approaching everyday tasks.

Mrs. Susan Ezzy was hired as Activation Therapist for a period of six months as authorized by Council. The development of the program was designed as a demonstration pilot project. Mrs. Ezzy divided her work into two three month periods, that is from Feb. 3/75 to April 30/75 and from Sept. 8/75 to Dec. 8/75.

Clause No. 4 Continued.

Evaluation of the program has been conducted by issuing self answer subjective questionnaires. From the second three month period September-December 1975 a video tape is being prepared with the help of the Physical Education Department, UBC, to show objectively before and after changes. The results available from the questionnaires issued in April 1975 showed that thirty-nine people were involved, 5 men and 34 women. Three groups were conducted at Robson Street Sub-office, at St. Paul's Church Hall, and at Nicholson Towers Senior Citizens Housing Project. The participants were 60 years and older in age. Some had specific handicaps resulting from arthritis, cerebral vascular accident, amputation. From the 39 people, 25 Questionnaires were returned. Twenty-three reported positive changes, 16 showing moderate improvement and 6 stating they had noticed marked improvement. Three reported no changes. Improvements noted were increased mobility and flexibility. Attitudinal changes involved a general sense of well being and a more confident approach to everyday living.

Mrs. Ezzy found that a group of 12 individuals was the largest number of elderly people she could supervise on an individual basis. Increased numbers of people could be reached per session by the employment of volunteers who had previously participated in the course under the overall supervision of Mrs. Ezzy. Many of the participants expressed a desire to be continually involved in the activation program on a long-term basis. Provision of an opportunity for continued participation would fulfill this need and provide social support and follow-up.

The target population of a continuing program would initially be in the West End, with its high proportion of senior citizens. It is considered that the present program (which ends on Dec. 8/75) should be extended for a period of three months from January 1/76 to March 31/76. This extension would allow time for:

- a. further evaluation
- b. exploration of the possibilities of securing new funding; and
- c. integration with new groups working with senior citizens and contact with increased numbers of elderly people through the new senior citizen housing complex and West End Community Centre.

In addition to C.A.P. Sharing (50%) it is proposed to again seek Provincial financial support of 25% of the cost of the three month extended program.

The estimated costs for January 1, 1976 to March 31, 1976 are:

Coordinator of Volunteers  
(Activation Therapist)

6 - $\frac{1}{2}$ days per week @ \$31.03 per $\frac{1}{2}$ day - PG 22	\$2,421.00
Supplies	<u>100.00</u>
TOTAL	2,521.00
Less: C.A.P. Sharing (50%)	<u>1,260.50</u>
	1,260.50

Less: Provincial Government Contribution  
(If Approved) ie 25% of \$2,521.00

	<u>630.25</u>
1976 City Share	<u>\$ 630.25</u>

Cont'd.



Clause No. 4 Continued.

Your Medical Health Officer and Director of Social Planning RECOMMEND as follows:

- a. The continued establishment of a temporary ~~part-time~~ position of Coordinator of Volunteers (Activation Therapist) for the West End area for six half days per week for three months from January 1, 1976 to March 31, 1976 at a total cost of \$2,521.00 - 50% of which will be C.A.P. sharing.
- b. The provincial Government be requested to continue to contribute 25% of the total cost of the program i.e. \$630.25; and
- c. The part-time position of Coordinator of Volunteers (Activation Therapist) ~~be hired~~ on the establishment of the Social Planning Department and seconded to the Health Department for incorporation into the existing Volunteer Service Program."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer and the Director of Social Planning be approved.

INFORMATION5. 1965-75 City Operating Budget Allocated by Expenditure Category.

The Director of Finance has submitted the following report for the information of Council.

"On November 20th, 1975 during Council's review of the financial affairs of the City, Council expressed a desire to have page 12 of the information presented at that time converted from dollars to percentages. The accompanying table to this report gives the percent of total City operating budget for the years 1965-75 as allocated to the various expenditure categories, matching the table on page 12 referred to above. It is submitted for the information of Council."

The City Manager submits the above report of the Director of Finance for the INFORMATION of Council.

CONSIDERATION6. Canadian Memorial Swimming Pool.

The Director of Permits and Licenses reports as follows:

"On October 21, 1975 Council passed the following motion when dealing with a Grant Request for the Canadian Memorial Swimming Pool:

'THAT, as suggested in the report, the Director of Permits and Licenses submit a detailed report to Council and the Park Board be requested to submit comments as to how the Canadian Memorial Swimming Pool and its program fit into the total community recreation function.'

The City Architect has examined the facility and has had consultations with the City Inspectional Division and the Health Department.

The following summarizes our findings:

- The Pool operates on a six day schedule between the hours of 9:00 a.m. and 9:00 p.m. with approximately 150 people using the pool daily.
- The operation includes family swimming, swimming classes and a new program for Senior Citizens which is proving to be successful.

Clause No. 6 Continued.

- The Pool is used largely by the general public in the area as well as Church members.
- The Pool tank is approximately 18 feet by 50 feet. It is in good condition and maintained to required Health Department standards.
- The mechanics plant is old but in good condition.
- The poolside deck and ancilliary area concrete floors are maintained to Health Department standards.
- The smooth tile around the pool apron should be replaced with non-slip tiles.
- The dressing and washroom areas require improvement.

The Canadian Memorial Church Board has recently completed the following improvements:

- (a) Regrouting tile joints in pool tank
- (b) Painting
- (c) New acoustic ceiling in pool area
- (d) New automatic showers

The requested \$10,000 Grant would cover the following proposed improvements:

- (a) Hot water return to showers
- (b) New clothes cubby holes
- (c) New lighting to men and women's dressing rooms.
- (d) Emergency lighting to pool area.
- (e) Replace four deteriorated doors and frames.
- (f) Replace washroom fixtures.
- (g) New toilet partitions and privacy screens
- (h) Replace pool apron tile to a non-slip type.

The cost of the above work still to be done has been estimated at \$9,800.

The Pool facilities will be greatly improved with the completion of these renovations and we consider it a worthwhile expenditure.

Attached to this report is a submission from the Park Board outlining their assessment of the importance of the Canadian Memorial Pool in the total recreation service program, provided by the City."

The City Manager submits the above report of the Director of Permits and Licenses for Council CONSIDERATION.

Cont'd.

RECOMMENDATION7. Juvenile Detention Home, 2625 Yale Street.

The Director of Permits and Licenses reports as follows:

"The Juvenile Detention Home and the Family Court Building are both City-owned buildings located on a City-owned parcel of land bounded by Penticton Street, Wall Street and Burrard View Park. The property is zoned Single Family.

In April 1974 the Provincial Government assumed the responsibility for the detention of juveniles and the operation of the Family Court and continued to use both facilities on a short-term lease basis. The City has accepted the arrangement on the understanding that the Provincial Authorities would carry all the maintenance and operation costs of the facilities.

The Provincial Government have now vacated the Juvenile Detention Home and served notice of lease termination to the City with the effective termination date as December 31, 1975. Their vacating of the building was precipitated by the rupture of the boiler and subsequent lack of heat. They have stated that due to the physical condition of the building it is neither economical or financially sound for them to remain as lessee.

Although the basic structure of the building appears sound the interior is in very poor condition. While the building remains vacant and unheated it can be expected to deteriorate even more due to moisture penetration and vandalism. Not only is the boiler ruptured, the roof has minor leaks in several places and a number of windows are now broken.

The Home is a single-purpose type building and an alternate use of the building other than detention is not evident and highly unlikely to be economically feasible.

In order that the costs associated with this building be kept to a minimum it appears advisable that the building be demolished.

The adjacent Family Court Building is still occupied by the Provincial Courts personnel and is serviced with domestic hot water from the Juvenile Detention Home. In the event of demolition, additional costs would be incurred for a new hot water heater installation within the confines of the Family Court Building.

The estimated costs to demolish the Juvenile Detention Home are as follows:

Demolition	\$ 26,500
Miscellaneous Work -	5,500
Repairs to asphalt, fill required after demolition, blocking connecting corridor to Family Court	
Domestic Hot Water Heater Installation	<u>1,200</u>
TOTAL	\$ 33,200

Cont'd...

Clause No. 7 Continued.

If Council should decide to retain the building the following are associated costs relating to its continued operation:

Capital Costs -

a)	New gas fired boiler	\$ 7,000
b)	Repairs to windows & roof	<u>1,500</u>
	Sub-Total	\$ 8,500
c)	Security Patrol - 2 checks per night plus 2 extra at weekend, at \$350 per month	\$ 4,200
d)	Operation Costs - Heating, electrical, general maintenance, insurance, etc. at approx. \$650 per month	<u>\$ 7,800</u>
	Approx. total cost for one year	<u>\$20,500</u>

The Comptroller of Budgets advises that any required funds must be provided from Contingency Reserve.

Director of Finance

The Director of Finance notes that, since the Juvenile Detention Home is a single-purpose type of building for detention purposes and is considered to be highly uneconomic for other purposes, the expenditure of \$20,500 for 1975 and a continuing annual expenditure of \$12,000 for servicing, heating, etc., seems unwarranted.

The following is submitted for Council consideration:

- A) Approve the demolition of the Juvenile Detention Home and the estimate as outlined in the body of the report in the amount of \$33,200, or
- B) Approve funds in the amount of \$20,500 for capital and operating costs as outlined in the body of the report.
- C) Necessary funds to be transferred from Contingency Reserve."

The City Manager submits the foregoing report of the Director of Permits and Licenses and, noting the remarks of the Director of Finance, RECOMMENDS that the Juvenile Detention Home be demolished, funds to be provided from Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 667-2

Manager's Report, December 5, 1975.....(PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Closing of Civic Offices - December 24, 1975

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedures, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Wednesday, December 24th, 1975 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 24th, and is not in the nature of a statutory holiday."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

2. Vancouver City Hall Choristers - Concert Tour

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter dated November 24th, 1975, are requesting a portion of two working days, on Tuesday, December 23rd and Wednesday, December 24th, 1975, to tour and perform in local hospitals. In addition they are asking permission to present three concerts in the City Hall Rotunda on those days - two on the Tuesday and one on the Wednesday. The Choir members are also performing in the evening at various hospitals and rest homes. Some twenty members of the Civic staff are involved.

As City Council has approved similar requests of the Vancouver City Hall Choristers in previous years, I recommend that the members of the Choir be granted leave of absence with pay for the necessary portions of Tuesday, December 23rd and Wednesday, December 24th, 1975 in order that they may present concerts as local hospitals and in the City Hall Rotunda."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 642

PROPERTY MATTERS

RECOMMENDATIONS

1. Sub-lease of Lots 13, Block 1, D.L. 183E  
Situating S/S of Stewart Street between  
Victoria and Salsbury Drives

The Supervisor of Property and Insurance reports as follows:-

"Lot 13, Block 1, D.L. 183 E, situated S/S of Stewart Street between Victoria and Salsbury Drives was conveyed to the City of Vancouver in 1922 and held in trust for use as a spur track right-of-way for the property owners of Lots 2, 3, 4, 5, 8 and 9, Block 1, D.L. 183 E, situated north of Stewart Street. Lot 13 is leased to the National Harbours Board for a ten year period commencing April 22, 1958 and thereafter on a year to year basis subject to three months notice of cancellation. The rental is set at \$1.00 per annum with the provision that any sub lessee shall be responsible for all taxes. The National Harbours Board sub leased this property to Bristol Myers, occupants of the abutting properties.

The National Harbours Board have received an application from Bristol Myers for a further sub lease of their entire premises to Emde Trucking Co. Ltd. and have requested the City's consent to this sub lease. It is noted that under previous sub-leases all parties concerned in the original conveyance of the property to the City are protected under the terms of the original lease.

RECOMMENDED that consent be given to sub lease the interest of Bristol Myers to Emde Trucking Co. Ltd., subject to the documents being drawn to the satisfaction of Director of Legal Services.

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for RECOMMENDATION.

2. Acquisition for Family Housing  
Project - 3269 Findlay Street

The Supervisor of Property & Insurance reports as follows:-

"Lot B Except the W. 10 Ft., Block I, D.L. 753, (3269 Findlay Street), is located in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, part of which block is under consideration as a housing site. This is the last property required to assemble the site.

These premises comprise a 1½-storey frame dwelling, plus a full basement, erected in 1929 on a lot 33' x 110', zoned R.S.-1. The dwelling contains 4 rooms on the main floor, 2 rooms upstairs, 5 plumbing fixtures; has a patent shingle roof, wood shingle exterior; and heat is supplied by an automatic gas-fired furnace. The dwelling is in fair condition.

Following negotiations with the owners, they are prepared to sell their property for the sum of \$54,000.00, on the understanding that the sale date be December 1, 1975, and that they retain rent-free possession to February 28, 1976. This settlement price is considered to be fair and equitable. It is proposed to rent this property on a month-to-month basis until the land is required for development, at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot B except the West 10 Feet, Block I, District Lot 753, known as 3269 Findlay Street, for the sum of \$54,000.00 on the foregoing basis, chargeable to Code #4910/411."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Sale of Properties

The Supervisor of Property and Insurance reports as follows:

"Offers to purchase Lot 4, Sub. 4 to 8, Block 330, D.L. 526 Plan 8781, known as 1530 West 8th Avenue were received by the City Clerk as a result of the City's call for tenders, and were opened in public on November 24, 1975.

RECOMMENDED That the following offer to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received, and that the net proceeds of the sale be credited to Supplemental Capital Budget to help defray the expenditures incurred in acquiring the new Health Building.

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>
Porte Realty for B.C. Turf Ltd.	\$675,000.00	Cash

The City Manager RECOMMENDS THAT the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

NOTE: This requires a 2/3 majority of Council.

FOR COUNCIL ACTION SEE PAGE(S) 642-3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON  
HOUSING AND ENVIRONMENT

November 27, 1975

A meeting of the Standing Committee on Housing and Environment was held on Thursday, November 27, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Bird, Chairman (Items 1-6)  
Alderman Harcourt, Chairman (Items 7-11)  
Alderman Boyce  
Alderman Cowie  
Alderman Rankin

CLERK: R. Demofsky

INFORMATION:1. Highlights of Housing Activities

Submitted for the Committee's consideration by the Chairman were:

- a. reports outlining highlights of Housing Committee actions since January 1, 1973;
- b. highlights of Housing and Community Services Committee activities related to the Downtown Eastside since January 1, 1973;
- c. Chairman's reports dated February 27, 1975, and September 19, 1975.

RESOLVED,

THAT the above noted information reports submitted by Alderman Harcourt, Chairman of the Housing and Environment Committee be received.

2. Housing Status Report

The Committee considered an up-date report outlining the present status of Government assisted housing - City of Vancouver, submitted by the Housing Planner dated November 21, 1975.

RESOLVED,

THAT the above noted report be received.

3. Progress on Fire By-law Enforcement

The Committee considered a City Manager's report dated November 24, 1975, outlining progress on upgrading of hotels to meet Fire By-law standards. This report, which is on file in the City Clerk's Office, stated in part:

" The report of August 18, 1975 to the Standing Committee on Housing, summarized the status and disposition of the 318 Core Area buildings affected by Section 38-40 of the Fire Bylaw.

Since that time there has been a change in the disposition of 39 buildings as follows:

Cont'd . . .



Standing Committee of Council  
on Housing and Environment  
November 27, 1975

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Sprinklers complete & approved:	30	buildings
Section 38 requirements complete:	6	"
<u>Buildings Vacated:</u>		
1. 148 E. 6th. Avenue: To be renovated to comply with Section 38 by new owner.	2	"
2. 660 Jackson Avenue: Under renovation by owner to comply with Section 38.		
Removed from file - occupancy changed:	<u>1</u>	"
	39	

The reduction of this number from the previous total of remaining buildings leaves 57.

The current status of these buildings can be summarized as follows:

	SKID ROAD	REMAINDER OF CORE AREA	TOTAL
Sprinklers being installed and contracts signed without Court action:	2	10	12
Sec. 38 requirements progressing:	3	11	14
In Prosecution. Sprinkler contract now signed:	4	4	8
In Prosecution. Section 38 contract now signed:		1	1
Compliance still in planning stage. (Georgia Hotel: Devonshire Hotel: Vancouver Hilton Hotel.)		3	3
Prosecution pending:		4	4
In Court - no further progress:	6	5	11
- progress stopped:	2		2
Buildings to be vacated:		<u>2</u>	<u>2</u>
<u>TOTALS:</u>	17	40	57

The total number of buildings upgraded since the Bylaw became effective July 1, 1974 is now 262. ( 170 buildings completely sprinklered and approved: 92 fully complying with Section 38 or option.)

A list of the 57 remaining Core Area buildings has been placed on file with the City Clerk.

++++++

#### BUILDINGS OUTSIDE THE CORE AREA

The task force has now commenced the next phase of the upgrading program, outside the core area. The owners of pre-1930 buildings containing more than twenty (20) residential type rooms and three or more stories in height, are now being contacted and inspection tours arranged with a Fire Warden in their respective buildings.

Approximately seventy (70) buildings have been inspected to date and orders issued to the owners to comply with the Bylaw within 90 days. In many of these buildings, fire alarm upgrading and emergency lighting is also required.

Some contracts have already been signed by the owners for sprinkler installations and this phase appears to be progressing favorably. "

Cont'd . . .

Standing Committee of Council  
on Housing and Environment  
November 27, 1975

- 3 -

RESOLVED,

THAT the above noted City Manager's report dated November 24, 1975, be received.

4. Outstanding Housing and Environment Committee Matters

The Committee considered an information report submitted by the Chairman dated November 19, 1975, outlining outstanding matters of the Housing and Environment Committee.

RESOLVED,

THAT the above noted report be received.

RECOMMENDATIONS:

5. Residential Rehabilitation Assistance Program in Hostel Units

The Committee considered a City Manager's report dated November 3, 1975, in which the Director of Planning reported as follows:

"Current regulations governing the use of the Residential Rehabilitation Assistance Program limit the provision of rehabilitation grants/loans to either:

- a) the owners of family housing units (defined as self-contained and providing cooking and sanitary facilities); or
- b) a non-profit corporation for the conversion of a residential structure into a greater number of units; or
- c) a non-profit corporation for hostel units.

These guidelines currently restrict the rehabilitation of "hostel" units to those owned by non-profit corporations.

Particularly in the Downtown East Side and Kitsilano a large number of hostel, and boarding house units are home to many people, but are ineligible for R.R.A.P. loans.

Obviously, this is detrimental to the City's goals of upgrading neighbourhoods as well as individual housing units.

C.M.H.C. has indicated they are currently reviewing their regulations and wish to ascertain the City of Vancouver's opinion on this issue. "

It is, therefore, recommended -

- (1) because of the number of "hostel" type units that will continue to provide housing for residents of the City, particularly the Downtown East Side, C.M.H.C. be requested to permit R.R.A.P. grants and loans to owners of buildings providing hostel units. "

The Housing Planner reviewed this report with the Committee, following which it was,

RECOMMENDED,

THAT the recommendation outlined in the above City Manager's report dated November 3, 1975, be approved.

Cont'd . . .

Standing Committee of Council  
on Housing and Environment  
November 27, 1975

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# 6. Sixty-year Ground Lease - G.V.R.D. Housing

Submitted for the Committee's consideration was a City Manager's report dated November 24, 1975, and a letter from the Greater Vancouver Housing Corporation dated November 17, 1975. The letter from the Greater Vancouver Housing Corporation, which is on file in the City Clerk's Office, suggested the possibility of a renewal option clause in the 60-year lease agreement, and also outlined the possibility of a clause requiring the purchase by the City with the improvements at the expiration of the lease period, but with no option to renew. Either approach would be satisfactory to the Greater Vancouver Housing Corporation.

The City Manager's report, which is on file in the City Clerk's Office, stated in part:

"The Housing Corporation has requested that the Committee consider the possibility of stipulating that the several leases provide for option to renew in addition to the 60-year term and further that the leases provide for repurchasing of the buildings by the City at the expiration of the 60-year term. The purpose of this report is to make some observations on those two requests.

As to whether or not there should be an option to renew following the 60-year term, we are strongly of the view that 60 years is quite long enough. It seems fanciful to attempt to foresee the needs of the City of Vancouver 60 years from now. The entire rationale of this scheme is to relieve an immediate housing shortage. Whether or not the priorities governing the allocation of the City's resources 60 years from now happens to coincide with today's priorities is simply beyond us; this matter is properly for our grandchildren to decide. In short we are suggesting that flexibility is a virtue.

As to compensation for the buildings at the expiry of the 60 years, there seems to be several compelling reasons why the City should not pay compensation for the buildings. Firstly, the prepaid rent is approximately only .65 to 70% of what the market prepaid rent would be. Secondly, the construction costs of the buildings as well as the prepaid rent to the City will come from C.M.H.C. mortgages. The principal and interest owing on the mortgages will be paid by the rents received from the tenants occupying the buildings. Since the G.V.R.D. is putting in little, if any, of its own money we cannot see why the City should agree to purchase from the G.V.R.D. a capital asset which was not in the first place purchased with G.V.R.D. money. Such compensation would be a second gift in addition to the below-market prepaid rent; in short the G.V.R.D. would be getting something for nothing. Thirdly, if the buildings have little value 60 years from now, and this is a definite possibility, then the City will be obliged to demolish same shortly after the buildings revert to the City. In that event we would have the incongruous spectacle of the City on the one hand paying for the buildings and shortly thereafter paying again to have them demolished. Fourthly, although it might be felt that the buildings would be kept in better repair if compensation were payable at the end of the term, we do not feel that of itself this is sufficient justification to warrant the payment of compensation. We say this because it must be kept in mind that we are dealing with a private corporation wholly controlled by the G.V.R.D. and in fact the lease provides that the G.V.R.D. is to guarantee the proper performance of the covenants on the part of the Housing Corporation to repair the buildings and to leave same in good repair at the end of the lease. There seems nothing in this transaction to warrant a suspicion that the G.V.R.D. will do other than act in good faith throughout. Moreover, in any event, the lease reserves to the City the power to carry out those repairs which are being neglected by the lessee. And so there seems little prospect of having dilapidated buildings revert to the City.

Cont'd . . .

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In the event that the Committee is desirous of having the leases provide for an option to renew, it is felt that such renewal should only go forward on the following basis:

- \* Market rental as determined by the Property and Insurance Division should be paid throughout the option period and reviewed bi-annually. Here keep in mind that by this time the C.M.H.C. mortgage will have been repaid and so there seems nothing to warrant a below-market rent.
- \* The option should be framed so that its term would not be for a presently determined period of time but rather would be for the then remaining life of the buildings as the parties agree or as established by independent architects at the time for renewal. But in either case, renewal should not exceed a certain term of years in any event.
- \* The Housing Corporation should be obliged to demolish the buildings at the expiry of such an option since the buildings at that time presumably have no useful life.
- \* Because the buildings have no useful life at the expiry of the option, but rather would be liabilities in need of demolition, no compensation should be payable.
- \* No option should be granted unless the G.V.R.D. or some other responsible government authority agrees to act as guarantor during the term of the option and this should be confirmed not only at the commencement of the lease but also must be a condition precedent to the validity of the option when it is exercised. On this point please note that the leases are going to the Housing Corporation but the G.V.R.D. will be a party to the lease as guarantor.

On the other hand, in the event that the Committee is desirous of compensation being payable at the expiry of the 60-year term, such compensation should not be full market value of the buildings. It seems appropriate that such compensation should be reduced by the anticipated cost of demolition and should also be reduced by the difference between the prepaid rent for the term and what a market prepaid rent for the term would be.

In conclusion, we do not favour either the granting of an option at the end of the 60-year term or the payment of compensation for the buildings at any time.

The City Manager notes that in similar circumstances in False Creek and Champlain Heights there will be neither an option to renew nor a compensation clause written into the lease agreement. Any option to renew will remain at the discretion of the City to be considered when the lease terminates.

The City Manager therefore, RECOMMENDS, that no option clause nor compensation clause be included in the lease agreement with the Greater Vancouver Housing Corporation."

Following discussion on this report, it was

RECOMMENDED,

THAT the recommendation outlined in the above noted City Manager's report dated November 24, 1975, be approved.

At this point in the meeting Alderman Harcourt arrived and took the Chair.

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## 7. Killarney Gardens

Submitted for the Committee's consideration was a brief from the Tenants Rights for Children dated November 21, 1975. Mrs. Noir, a member of the Tenants Rights for Children, and a resident of Killarney Gardens, reviewed the brief with the Committee, which outlined that discrimination was occurring against children in Killarney Gardens. The implications of 'adults only' housing are serious and affect the whole community, not just families involved. The knowledge of several specific discrimination cases led a group of concerned people to establish Tenant Rights for Children to identify and investigate discrimination against children, to publicize the effective legislation to protect families in both rental apartments and houses, as well as self-owned suites. In a recent scan of "for rent" advertisements in the Vancouver Sun classified section it was revealed that 90% of the apartments available would not accept children as tenants.

Approximately eighteen months ago the owners of Killarney Gardens, located at 54th Avenue and Kerr Street decided to phase out children. The number of children in the complex has dropped from over 400 to under 100. The Cook School Annex student population has thus decreased. The Y.M.C.A. Day Care Centre opened in July, 1973, at the request of the property owners, has been given notice to vacate January 1, 1976, displacing 25 children (six from the complex and nineteen from the residential neighbourhood.) There are no day-care facilities easily accessible and with enough openings available in the immediate vicinity for the youngsters being "evicted" from the existing centre: their working mothers may have to give up their employment. Landlords exert pressure on parents to move out as outlined in this quote from a management letter to a tenant in Killarney Gardens:

"Permission would not, and has not ever, been granted for the purpose of baby-sitting whether for profit or not."

In the same letter:

"The premises shall be used exclusively as the private residence of the tenant and the members of his immediate family only unless written permission of the landlord or the building manager for other uses is obtained."

Children in the complex are being disciplined by the landlord through building managers, and the parents have virtually no say in the matter. This approach has been put into writing in the form of a lease addendum as follows:

"The lessee agrees that the lessee shall, at all times, supervise such child, or children, to the satisfaction of the lessor."

Outside, children's activities are rigidly controlled by rules and regulations.

These problems are compounded for single parents, especially single mothers. In the classified advertisement survey mentioned above, only about three-quarters of the premises that would accept children would accept single parent families. Approximately 30% of the 45 families living in Killarney Gardens are single parent families. Mrs. Noir further advised that the owners are proposing to use the day-care centre as an adult lounge.

The Committee was of the opinion that when this complex was

Cont'd . . .

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built it was to be for family housing. Mr. W. Casson of the G.V.R.D. reiterated that this was a family oriented complex.

The Committee expressed that it would be difficult to make a by-law prohibiting landlords from discriminating against families with children retroactive to restore the situation to its original state.

Following discussion on this matter, it was

RECOMMENDED,

- A. THAT the Director of Planning submit a report outlining the background information on the rezoning of this property to CD-1 and all details of the proposal call for Killarney Gardens.
- B. THAT C.M.H.C. be requested to submit all the guidelines related to this mortgage on Killarney Gardens.
- C. THAT the Director of Legal Services be instructed to submit to the next meeting a draft by-law prohibiting landlords from discriminating against families with children in rental housing accommodation, with the following guidelines:
  - a. It should prohibit all conversions to adult-only buildings that have occurred since 1972, and prevent all future such conversions.
  - b. It should not apply to buildings that are exclusively for occupancy by senior citizens, or the landlord's principal residence, or the ones that prior to 1972 were exclusively occupied by adults.
  - c. Landlords must apply to the City to be granted an exemption under the by-law.
  - d. Landlords must post signs indicating family buildings, unless they have received such an exemption from the City.
  - e. Adequate fines will be imposed against those landlords who violate the provisions of the by-law.
  - f. An administrative network should be established so that the provisions of the by-law are properly enforced.
- D. THAT the Chairman be authorized to write to the Department of Human Rights requesting legislation to counteract discrimination against single parents and families with children while seeking an apartment, and after taking possession of rental premises.
- E. THAT Council request the Attorney-General's Department for amendments to the Landlord and Tenant Act to counteract discrimination against single parents and families with children who reside in rental premises;
 

FURTHER THAT the clause in the Landlord and Tenant Act which states that residential premises with rentals of \$500 per month or over not be subject to rent controls, not be changed.
- F. THAT Council approve in principle the requesting of the Department of Housing and the Department of Municipal Affairs any legislation to ensure that a certain percentage of rental housing be shown to be for families with children, and the rental complexes now in existence be required to achieve and maintain a certain percentage of units for families with children occupancy;

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FURTHER THAT this matter be referred to the Director of Legal Services, the Director of Planning, and the Director of Social Planning for report back, to the next meeting of this Committee, on the implementation of such legislation.

At this point in the meeting Alderman Bird left.

- G. THAT Council request the Department of Human Resources to pass legislation preventing the removal of day care centres unless special circumstances can be shown.
- H. THAT Council request the Department of Human Resources to pass legislation for the appropriate number of day care centres per capita; in-home care, and 24-hour care if the need is determined.
- I. THAT the Chairman determine the owner of Killarney Gardens, and invite him, his managers, as well as the Director of Legal Services, City Manager, and other appropriate City officials to the next meeting of this Committee.
- J. THAT a representative of the School Board be invited to the next meeting of this Committee and requested to submit information on why the Cook School Annex was built, what the future of this annex is, and why the student population recently dropped from 400 to 100.

#### 8. Pender Street Demolitions

Council on November 25, 1975, considered a delegation request from the Pender Street Committee with regards to demolitions in the 2500 Block East Pender Street, and referred this to the Housing and Environment Committee.

The Housing and Environment Committee on October 30, 1975, discussed this matter, and resolved,

"That relevant City officials inspect the house owned by Mr. Andru in the 2500 Block East Pender Street, and report back to this Committee on the condition of such house."

The City Manager's report dated November 25, 1975, was submitted outlining the status of houses as follows:

"The inspection service of the Permits and Licenses Department reports on the seven buildings owned by Mr. Andru as follows:

- 2503 - Building vacant, becoming vandalized.
- 2509 - Building occupied as a one family dwelling and in fair condition.
- 2515 - Building demolished.
- 2521 - Building demolished. This followed Council's action on November 18 approving the demolition of this partially demolished house.
- 2527 - Building demolished.
- 2533 - Building occupied as a one family dwelling and in fair condition.
- 2551 - Building demolished."

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Representatives of the Pender Street Committee were present this day.

The Director of Housing advised that he had met with Mr. Andru and informed of Mr. Andru's willingness to sell his seven lots to the City of Vancouver on a quick sale basis with no charge for the existing houses as long as the City removes them at no charge to him. The selling price was approximately \$250,000 for seven lots. One of the seven lots was removed from the remaining six. The purchase price for the six lots would be approximately \$215,000. Mr. Jeroff advised that on the six lots a maximum of twelve housing units could be built. To make such a project economically feasible the City could not pay more than \$125,000 for the six lots. Mr. Andru was asking approximately \$215,000.

Following discussion, it was

RECOMMENDED,

- A. THAT the Director of Permits and Licenses be instructed to report back to the next meeting on the condition of the building at 2503 East Pender Street which is presently being vandalized.
- B. THAT the Director of Legal Services report back to the next meeting of this Committee on whether the Minimum Standards By-law would allow the City to bring the house at 2503 East Pender Street up to acceptable standards;  
  
FURTHER THAT if the Minimum Standards By-law would not allow this the Director of Legal Services be instructed to submit an appropriate amendment allowing a house in this condition to be brought up to acceptable standards.
- C. THAT the Director of Permits and Licenses send a notice to Mr. Andru, owner of the house at 2503 East Pender Street, advising that it is the City's intention to bring this house up to acceptable standards via the Minimum Standards By-law.
- D. THAT the Director of Housing report back on the possibility of family housing on this site.
- E. THAT the delegation from the Pender Street Committee and the City Manager's report dated November 25, 1975, noted above be received.

#### 9. By-law Enforcement in Licensed Premises

The Committee considered a letter from the Downtown Eastside Residents Association dated November 17, 1975, requesting that the Committee seriously consider instructing the Department of Permits and Licenses to suspend all City licenses held by the Empress Holdings Limited at 235 East Hastings Street until such time as Chief Konig reports to City Council that the Empress Hotel has complied with all the standards required under the Fire By-law.

Mr. Pezel, one of the owners of the Empress Hotel, was present and advised that he has conformed with all aspects of the Fire By-law with the exception of installation of a sprinkler system.

The Chief Fire Warden advised that there are approximately four hotels in the downtown eastside area with licensed premises which do not yet conform, but are in the process of upgrading. The owners of the Empress Hotel have adamantly refused to conform.

The Committee noted that 299 of the 318 hotels in the downtown eastside area conform to the Fire By-law; one of the 19 not conforming is the Empress Hotel.

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Following discussion, it was

RECOMMENDED,

- A. THAT the Director of Permits and Licenses be instructed to not issue the 1976 Business License to the Empress Hotel until the owners produce a contract for the installation of a sprinkler system satisfactory to the Fire Chief.
- B. THAT the Fire Chief report back, to the next meeting of this Committee, on the other 18 hotels in the downtown eastside area which do not presently conform to the Fire By-law.

#### 10. Outdoor Burning

In Council on October 28, 1975, Alderman Sweeney suggested that Council consider later dates for "fall clean-up" and requested that the administration report on this aspect. The Mayor directed the City Manager to report on this matter to the Housing and Environment Committee.

The Committee considered a City Manager's report dated November 21, 1975, in which the City Engineer and Medical Health Officer reported as follows:

"On October 21, 1975, after due consideration, Council agreed that the Fire By-law #2193 not be amended so that all burning days would be eliminated in the City of Vancouver.

At the Council meeting of October 28, 1975, the Mayor directed that a report concerning later dates for the fall outdoor burning weekends be forwarded to the Housing and Environment Committee.

The Fire By-law provides that the fall outdoor burning weekends are "... the last Saturday in the month of October, the following Sunday, and the following Saturday and Sunday." This year, these days fell on October 25, 26 and November 1 and 2. The By-law allows the burning of garden refuse in the nature of grass and other clippings, leaves, tree and shrub prunings, cuttings and like material, without a permit from the Fire Chief, during these days.

The outdoor burning weekends were originally selected because it was considered that on the average, they would meet the needs of the householders for burning of garden refuse. Normally by the end of October the gardens are cleaned out and the leaves have dropped, however this year the burning weekends were a week earlier than usual and a good period of fall weather in October kept most of the leaves from falling. In 1976 the burning weekends as presently established will be about a week later, i.e. the first one will be 30 and 31 October.

When considering the dates for the fall burning weekends the following should be considered:

1. There is an apparent demand for outdoor burning and certain people count on being permitted to burn in the spring and/or fall.
2. If the dates were left open, i.e. to be decided on the basis of weather conditions, leaf fall, etc., the problems found at present would be reduced. However, advice to the public would have to be on shorter notice and could be difficult to accomplish.
3. The present method of establishing dates was set in 1969 by means of a change in the Fire By-law. Those of the general public who are concerned have learned to count on these particular times as burning weekends.

Some of the surrounding municipalities have adopted the same criterion and place advertisements in the Sun and Province for their own community. If the City of Vancouver times are varied many people may be confused.

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4. The present system, "on the average", has worked fairly well, it does give those who wish to, a chance to burn on four weekends per year, two in the Spring and two in the Fall. The cost to administer this system is minimal and very few problems have arisen. The public concerned are aware of this system and have learned to rely on the days now provided.

If it is felt that some flexibility of burning dates is necessary the Fire By-law could be amended to allow the Fire Chief to set specific weekend dates within a defined time period (say one month). This would reduce problems of severe weather inversions and variations in date of leaf falling. However under such an arrangement the public would be less sure when burning was permitted and effective notification may be difficult.

Another possibility would be to extend the burning period for a longer period, say 4 weeks i.e. allow burning on any day during the 4 week period which would provide an opportunity for citizens to select more suitable conditions and times.

However, this arrangement of allowing more burning days would be a move towards more pollution rather than less."

Mr. R.C. Boyes, Deputy City Engineer, was present and reviewed the report with the Committee.

Following discussion, it was

RECOMMENDED,

THAT the existing Leaf Burning By-law be retained.

#### 11. Vancouver International Airport - Community Forum

Alderman Boyce noted that a report on "Vancouver International Airport Extension: Problems and Issues" had been completed and requested that this be submitted to Council as soon as possible with representatives from the Community Forum present. Council on October 21, 1975, approved a delegation request of the Community Forum in conjunction with this matter.

RECOMMENDED,

THAT the report on "Vancouver International Airport Extension: Problems and Issues" be submitted to Council just as soon as representatives of the Community Forum can appear as a delegation.

The meeting adjourned at approximately 3:21 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 636 E 644-46

II

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

November 27, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, November 27, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Boyce  
Alderman Marzari  
Alderman Sweeney  
Alderman Volrich

COMMITTEE  
CLERK: H. Dickson

1. Petition Opposing Neighbourhood Pub  
at 6069 West Boulevard

City Council, at its meeting of October 7, 1975, approved the following recommendation from the Community Services Committee:

"THAT Council approve the application of Mr. D. Murphy to operate a neighbourhood pub at 6069 West Boulevard subject to a petition plebiscite being conducted in early 1976 by the City Clerk of residents and merchants in a four-block radius of the proposed location; the cost of such plebiscite to be borne by the applicant; and further subject to the applicant complying with all applicable City legislation."

The Committee had before it for consideration a petition signed by approximately 147 residents of the area expressing opposition to a pub at 6069 West Boulevard.

Mrs. W. Williams, spokesman for the petitioners, told the Committee parking in the area is deplorable and a pub would add to the existing noise, traffic and parking problems in the neighbourhood. She said persons who signed the petition are residents who own condominium suites in the neighbourhood and that all but a half-dozen of them are over 65 years of age.

Appearing before the Committee for the applicant, Mr. D. Murphy, were Mrs. Murphy and Mr. D. McGarvie, who submitted a petition containing 163 signatures of residents of the neighbourhood who stated they have no opposition to the proposed pub. The signatures were collected in a single day of canvassing, the Committee was told. Mr. McGarvie explained most of the signatures are of residents who live immediately behind the proposed pub. He added that if there were any suggestion that a significant proportion of residents in the area are opposed to the pub, Mr. and Mrs. Murphy would not proceed with the petition plebiscite which they are required to pay for.

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Clause #1 continued:

During discussion it was pointed out there could be approximately 2,500 persons within a radius of four blocks of the proposed pub location who will be entitled to vote on the plebiscite. 60% of those voting would have to be in favour if approval is to be considered for a pub.

The City Clerk explained that to call off the plebiscite vote which Council has already agreed to hold, Council would have to rescind its October 7, 1975 approval of the Community Services Committee's recommendation.

The Committee took no further action on the matter but understood there would be delegation requests to Council.

RECOMMENDATION

2. Stepout Project - Continuation of Funding

The Committee had before it for consideration a Manager's report dated November 13, 1975 (circulated) in which the Director of Social Planning recommended as follows:

- "(a) THAT the funding for Stepout Project be extended on the same basis as it now operates for another year (January 1 - December 31, 1976).
- (b) THAT funds in the amount of \$66,058\* be provided to the Social Planning Department;

\* Canada Assistance Plan sharing The Social Planning Department is eligible for 45% recovery on its budget from the Federal and Provincial governments under CAP. The estimated net cost to the City in 1975 for Stepout is \$34,093. Estimated net cost for 1976 would be \$36,332."

Appearing before the Committee on this matter were representatives of the Social Planning and Health Departments who told the Committee the project has involved 90 senior citizens groups and every nursing and boarding home for elderly persons in the City. Approximately 300 volunteer workers are involved in the program.

During discussion a member of the Committee questioned whether the service should be funded by the Provincial Human Resources Department and whether it is a program which is a necessity for the City to fund.

However, it was noted there is a 45% recovery under the Canada Assistance Plan Program and that the Social Planning Department is currently involved in a longer range study of transportation for the elderly and disabled and that once such an overall program is organized it would ideally be funded by the Provincial Government. In the meantime, the Committee felt, the City should ensure that a minimal service is provided until the overall program is established.

Clause #2 continued:

Following discussion it was

RECOMMENDED

- (a) THAT the funding for Stepout Project be extended on the same basis as it now operates for another year (January 1 - December 31, 1976);
- (b) THAT funds in the amount of \$66,058\* be provided to the Social Planning Department;

\* Canada Assistance Plan sharing the Social Planning Department is eligible for 45% recovery on its budget from the Federal and Provincial governments under CAP. The estimated net cost to the City in 1975 for Stepout is \$34,093. Estimated net cost for 1976 would be \$36,332.

INFORMATION

3. Juveniles in Licensed Cabarets

A member of the Committee raised the issue of juveniles in cabarets in the early hours of the morning. The Alderman referred to an incident the previous Friday night in which a 15-year old girl who was found to be carrying a chisel in her purse, was picked up by the Police at a City cabaret at 2:25 a.m. The girl was alleged to be carrying a false identification card.

Following a brief discussion it was

RESOLVED

- (a) THAT the Committee request the Police Department and City Centre Youth Resources to prepare a joint report to the Committee on the operation of the Seymour Street cabaret known as Faces;
- (b) THAT the Director of Permits and Licenses, in consultation with the Police Department, prepare a report to the Community Services Committee on City establishments which are licensed to sell identification cards; such report to include what methods such establishments take to establish the true age and identity of a customer before issuing them with an identification card.

The meeting adjourned at approximately 4:15 p.m..

\* \* \* \* \*

# III

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

NOVEMBER 27, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, November 27, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Bowers, Chairman  
Alderman Cowie  
Alderman Harcourt

ABSENT: Alderman Bird  
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Development Permit Application No. 71904  
AirWest Airlines Ltd., North Foot of Jervis Street

The Committee considered a report of the City Manager dated 12th November 1975 (on file at the City Clerk's Office) wherein the Director of Planning advises that AirWest Airlines Ltd. has submitted a development permit application to retain their office, waiting room, aircraft landing base, etc., at the north foot of Jervis Street which was approved until 31st October 1975 by Development Permit No. 68443. The Director of Planning further advises that the application is now being processed and that he is prepared to approve it for a limited period of one year expiring 31st October 1976.

RESOLVED

THAT the report of the City Manager dated 12th November 1975 be received for information.

RECOMMENDATION

2. Parkade Security

The Committee considered a report of the City Manager dated 17th November 1975 (copy circulated), outlining the recommendations of the "Ad Hoc Committee Investigating Parking Lot Security" which includes representatives from the Vancouver Police, Social Planning and Engineering Departments, the Downtown Parking Corporation and the Downtown Business Community.

The following representatives of the Ad Hoc Committee were present:

- |                       |   |                                  |
|-----------------------|---|----------------------------------|
| Mr. Frank Battershill | - | T. Eaton Co.                     |
| Mr. Eric Cameron      | - | Royal Centre                     |
| Mr. Paul Clough       | - | Imperial Parking                 |
| Mr. Michael Evison    | - | Building Owners & Managers Assn. |
| Mr. Rollie O'dell     | - | The Bay                          |

Mr. R. Gascoyne, Assistant City Engineer - Traffic and Transportation, advised that the Engineering Department would like to see a study carried out with respect to the cost and feasibility of requiring closed circuit TV in parkades, specifically in stairwells.

Clause No. 2 Continued

Discussion centred on how to ensure better designs of parkades rather than filling up space under buildings with parking spaces, as well as how to better direct people in parkades as in some cases, signing does not always provide the best solution. It was felt by the Committee that both these points should be covered when the City Manager reports back.

RECOMMENDED

- A. THAT the City Manager report back to the Planning and Development Committee with specific recommendations aimed at increasing personal safety against crime in both existing and proposed parkade structures; the recommendations to include the development of design guidelines for elevated and/or underground parking facilities in developments in the City of Vancouver which would increase security without compromising fire safety requirements, methods of ensuring better designs for parkades and the feasibility of requiring the provision of closed circuit TV in parkades, specifically in stairwells.
- B. THAT, until design guidelines for increased security are developed and approved, the Development Permit Advisory staff be instructed to examine proposed developments, including parking facilities, with a view to incorporating design features which consider both fire and personal safety characteristics.
- C. THAT the Downtown Parking Corporation be requested to report to the Standing Committee on Planning and Development respecting security measures and their costs which could improve public service and safety.

The meeting adjourned at approximately 3:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 647